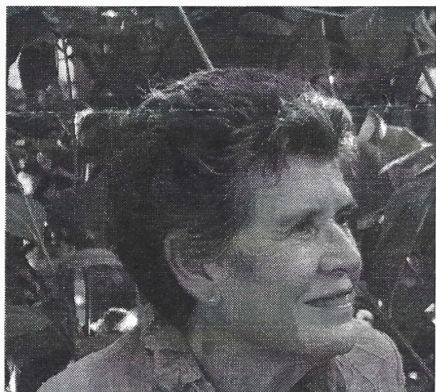


The Surf Pines Breeze



October 2015

PRESIDENT'S REPORT



I hope you have had a happy summer in Surf Pines. In spite of the dry conditions, the weather could not have been more glorious.

Board of Directors' accomplishments this year:

- Your Association is fiscally sound, as reflected in the budget report. We have strong financial processes and practices in place.
- Continued to manage the receivables to the financial benefit of the organization
- We continued holding Board meetings every two months in order to effectively manage the issues of the Association
- Again governed using the Board Code of Conduct and **Leadership Principles for Surf Pines Association Board**

- We behave so that we are judged as trustworthy, transparent and open ~ explain reasons behind decisions; share information for the greater good and make information immediately available
 - Obligation to care ~ about individuals and their concerns
 - Lead by example
 - Always raise the bar for managing the Association
 - One voice, collective responsibility (creating a culture of us and we)
 - Bring solutions, not just problems ~ be part of the solution
 - We research, discuss, decide and then stand together
- Having updated the Security training for John's position two years ago we have scheduled update training for this fiscal year, so Surf Pines will remain in compliance with the relatively new state requirement for Security personnel. John also attended Emergency Fire Management training and has shared that information with you in the last issue of The Breeze.

it has been a busy year for the Board. There are four main issues we addressed:

• **Charter Communication:**

What did we do: We signed installation and service agreements that are required by law, which will give Surf Pines residents a higher quality of transmission lines because of the new and replaced equipment. We received \$66,000 for a seven-year period, of which six years are left, and we will manage the issue. The contract includes a requirement that the Surf Pines Board is allowed to approve the placement of any new equipment. They have not yet asked for placement. And a reminder, we refused to give them resident information. The signed contract is available for reading on the web site.

• **Jason Palmberg development plans:**

In March of 2014, Jason Palmberg and the Three J's Real Estate Company completed the purchase of the Wideman home at the north end of Easy Way Drive, east of the gate off of Surf Pines Lane. What did we do: We created a contract with Mr. Palmberg and his partners documenting the use and maintenance payment for Surf Pines Lane east of Easy Way. The document is available on the web site for those interested in reading it. Surf Pines is paid \$2,000 annually, and \$500 development fee for each new home as well as annual road maintenance payments of 50% of the Surf Pines residents amount. The residents have no access to the beach through Surf Pines.

Continued on page 2

• **Moratorium on use of herbicides on Surf Pines public areas:**

On May 2 and June 27, 2014 an important issue was brought to the Board of Directors by Surf Pines residents who were concerned about the use of herbicides on public land. They had just become aware of the two year old plan and training related to using herbicides. As a result of the health and environmental concerns the Committee raised, the original two-month herbicide moratorium on use in public spaces within Surf Pines, begun May 2nd, was extended to the date of the August 2015 Annual Meeting.

What did we do: We put in place an Action Plan for this coming year. The Surf Pines Association Herbicide Action Plan will include research and information presented to you from experts in the field. We hope you will read and hear all the information from both sides of the debate. John Gates and the Roads and Grounds volunteers will implement a variety of test solutions. Experts from the local community and scientists from our local universities will provide advice and information for us. Susie Brown, a Sea Breeze resident who is a Master Gardener in two states, will seek out the scientific experts, and be assisted by anyone in the community who wants to be involved. She has already engaged Chip Bu bel, OSU Weed Management expert and he will come for an evening of lecture and discussion early in the winter to further inform us. A copy of Bu bel's "Weed Management" is available from Susie Brown.

By the next Annual Meeting we will ask you to make a decision about herbicides to control noxious weeds on Surf Pines public paths, park and road sides. The choices may include:

1. Use any herbicide deemed necessary
2. Use herbicides only when all options for sand spurs and other invasive weeds has failed, given the best practices and efforts of volunteers and staff
3. Never use herbicides no matter the extent of the problem

Surf Pines is an Association for the members. We hope that you will participate in the research and discussion in the coming year as well as help us solve the physical aspects of the issue by working with John and the Roads and Ground Committee on Monday mornings beginning in the fall.

Road Maintenance Planning:

Residents expressed concerns about the results of prior processes for determining road maintenance projects. What did we do: The Roads and Grounds Committee was suspended for two months and a group of residents worked very hard to listen to all points of view and compromise on the needs of the entire community balanced with necessary maintenance to protect the assets of the Association.

I hope that you, as a group of residents, found that your issues were listened to by the Board, your involvement was sought and that the resolutions reflected your input. The final plan will be presented to the Board on October 16th.

SURF PINES CALENDAR OF EVENTS: FALL 2015

- **October 10 ~~ Surf Pines Art Show** 2:00 to 5:00 4 homes in Surf Pines
- **October 16 ~~ Surf Pines Board Meeting** 4:00 to 6:00 South Meeting House
- **October 16 ~~ Tsunami, Earthquake and Flood Insurance Informational meeting** 6:00 South Meeting House
- **November 20 ~~ Surf Pines Board Meeting** 4:00 to 6:00 South Meeting House
- **December 12 ~~ Surf Pines Holiday Party** 6:00



Children, adults and dogs were among the movie and sky show viewers.

On August 15 the Community Relations Committee hosted a Movie in the Park Night, playing the Zoo Keeper. There were over 30 in attendance counting pets! John Gates provided a real popcorn machine creating the Cinema smell atmosphere S'mores were delicious as well. Mary and John Olson provided the electricity very graciously given their proximity to the movie screen.

As a first time event, CRC took notes on how to improve the experience. Mother Nature has her own timeline for viewing movies outdoors, but in her defense provides a spectacular star filled sky!

THE SURF PINES ART SHOW OCTOBER 10TH 2:00 TO 5:00

Surf Pines artists will showcase some of their work for your admiration and possible sale. Included will be paintings, ceramics, textiles and sculpture.

Three houses on Ocean Drive and one on Manion will host the art work. Last year's show was a big success and enjoyed by many. Do mark your calendar and plan to attend.



Art work by Margaret Terrell will be among the featured work by Surf Pines artists.

Surf Pines Real Estate

| Price Status MLS # | List Price | Owner | Listing Member |
|---|------------|--------------------------------|---|
| \$749,000 89880 Ocean Dr Warrenton, OR 97146 Active / 15-377 | 749,000 | Williams Vincent/Patricia Tst | Pam Ackley Windermere Stellar Tim Regan |
| \$899,900 89500 Ocean Dr Warrenton, OR 97146 Active / 15-630 | 899,900 | Meunier Paul A. | Pam Ackley Windermere Stellar |
| \$579,000 89975 Surf Pines Landing Dr Warrenton, OR 97103 Active / 15-1318 | 579,000 | Clarke W & Shirley A Powers | Debra Bowe Windermere/Pacific Land Co. |
| \$975,000 33099 Malarkey Ln Warrenton, OR 97146 Active / 15-1152 | 975,000 | Schnip Keith C Rev Trust | Cindy Hawkins Colley Larcin Realty Group |
| \$1,385,000 89061 Stellar Lane Warrenton, OR 97146 Active / 15-641 | 1,385,000 | Proyect Mitchell M/ Wall Debor | Sally Conrad Cascade Sotheby's International Realty |
| \$599,000 89100 Ocean Dr Warrenton, OR 97146 Active / 15-950 | 599,000 | Barker Douglas L/Cheryle Ann | Barbara Maltman Windermere Stellar |
| \$679,000 89553 Ocean Dr Warrenton, OR 97146 Active / 15-665 | 679,000 | Aaron Strickland | Marianne Pittard RE/MAX River & Sea |
| \$1,050,000 89120 Manion Dr Warrenton, OR 97146 Active / 15-259 | 1,050,000 | Call Listing Broker | Karen Radditz, LLC Where Inc |
| \$449,000 89796 Sea Breeze DR Warrenton, OR 97146 Active / 15-780 | 449,000 | Mitchell | Karen Radditz, LLC Where Inc |
| \$735,000 33250 Silverspot Ln Warrenton, OR 97146 Active / 15-1320 | 735,000 | Radditz Brian& Karen | Karen Radditz, LLC Where Inc |
| \$549,000 33139 Malarkey Ln Warrenton, OR 97103 Active / 15-1018 | 549,000 | Knutsen Robert D/Elizabeth T | Ann Samuelson Suntree Inc |
| \$545,000 89617 Lakeside Ct Warrenton, OR 97146 | 545,000 | Suk | Rinda Shea Windermere Stellar |

• **Moratorium on use of herbicides on Surf Pines public areas:**

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BOARD MEETING SCHEDULE

The Board of Directors Adopted Resolution 2015-2
scheduling Board Meetings as follows:

- October 16, 2015 @ 4:00 p.m.
- November 20, 2015 @ 4:00 p.m.
- January 15, 2016 @ 4:00 p.m.
- March 18, 2016 @ 4:00 p.m.
- May 20, 2016 @ 4:00 p.m.
- Jun 24, 2016 @ 4:00 p.m.

Meetings will be held at the Surf Pines Association
meeting house.

SURF PINES BOARD CONTACTS:

| | | | |
|----------------|----------------|----------------------------|----------|
| President | Susan Holloway | susan.holloway@comcast.net | 706-5860 |
| Vice President | Tom Hatch | thatch2710@aol.com | 784-0279 |
| Treasurer | Don Kruger | dnkruger@msn.com | 440-1446 |
| Secretary | Mac Brown | hmbrown@me.com | 717-5489 |
| Director | Norma Keever | gnkeever@gmail.com | 738-5069 |

ADMINISTRATION:

| | | | |
|---------------|-------------|-----------------------|----------|
| Administrator | Debbie Eddy | debeddy0425@msn.com | 717-2535 |
| Security | John Gates | gates7299@hotmail.com | 738-0637 |
| | | | 298-7911 |

EMERGENCY: